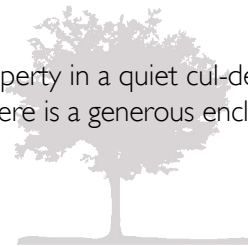




Ackerman Road, Dorchester

Offered for sale, this beautifully presented, two-bedroom, semi-detached property in a quiet cul-de-sac ideally located in central Dorchester. Accommodation further includes a spacious sitting room, kitchen, dining room and family bathroom. Externally, there is a generous enclosed, mainly laid to lawn rear garden including large storage shed and summerhouse. EPC rating D.



Offers over £275,000

Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.

Entrance

Enter via a UPVC door into a spacious hallway offering access to the living room. There are some handy storage cupboards under the stairs.

Living Room

The living room is a generous size with the additional feature of a gas coal effect burner. There are rear sliding doors into the large rear garden.

Kitchen

The kitchen benefits from rear and side aspect UPVC double glazed windows. There are a range of eye and base level units with roll top worksurfaces over, 1 1/2 bowl sink unit with mixer tap and drainer, Kenwood cooker with four ring gas hob and extractor hood over.

Dining Room

The dining room has space for kitchen facilities and a door leading to the garden.

Bedroom One

Bedroom one is a generous sized double room with built-in storage cupboard and shelving built into the wall. There is the additional characterful feature of a cast iron fireplace.

Bedroom Two

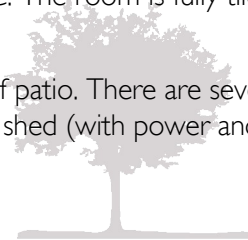
Bedroom two is also a good sized double room.

Family Bathroom

The bathroom is well-presented with a panel-enclosed bath, wash basin and WC. The room is fully tiled.

Garden

Externally there is a substantial rear garden mainly laid to lawn but with an area of patio. There are several raised beds suitable for growing vegetables, a large summerhouse with a shed attached and one large shed (with power and light) and one smaller shed. There is gated access from the side of the property.



Flood Risk

Surface Water - Very Low Risk

Rivers and the Sea - Very Low Risk

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

The council tax band is C.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

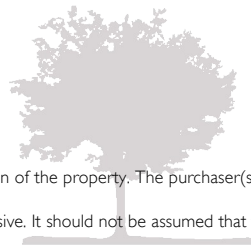
Tel: 01305 340860



Important notice. Parkers notify that:

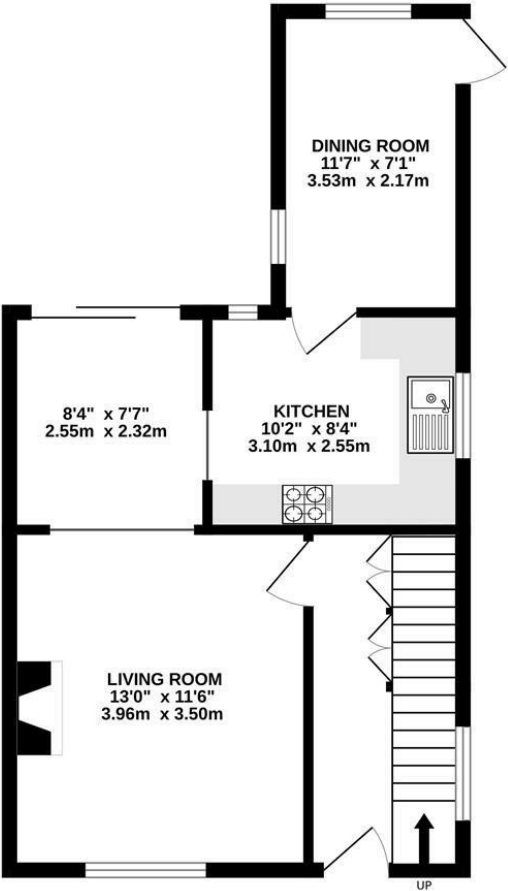
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

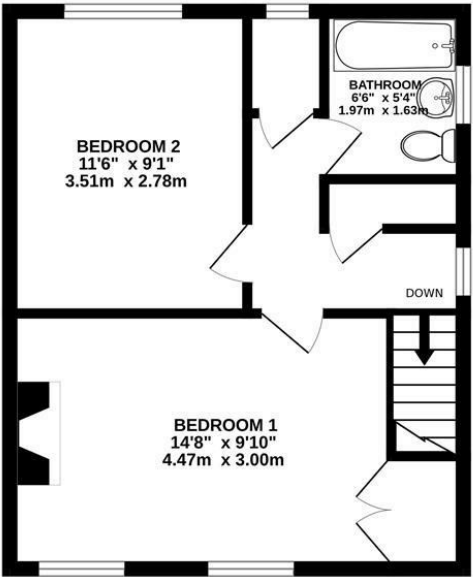




GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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